


# COUNTY OF YORK

## MEMORANDUM

**DATE:** May 5, 2005 (BOS Mtg. 5/17/05)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator 

**SUBJECT:** Application No. UP-656-05, York County Little League

### ISSUE

This application requests a Special Use Permit (SUP), pursuant to Sections 24.1-115(d)(3) and 24.1-306 (Category 7, Use 8) of the Zoning Ordinance, to authorize an amendment of Special Use Permit UP-417-91, granted on January 16, 1992 for the addition of a second baseball field at Zook Field, located at 110 Cook Road and further identified as Assessor's Parcel No. 24-40D. The amendment requests the addition of eight 60-foot high stadium-type (multi-fixture) light poles surrounding the two existing ball fields and use of the facility after dusk. The property is located at the northeast quadrant of the intersection of George Washington Memorial Highway (Route 17) and Cook Road (Route 704).

### DESCRIPTION

- Property Owner: York Community Center Inc.
- Location: 110 Cook Road (Route 704)
- Area: Approximately 7.03 acres
- Frontage: Approximately 118 feet on Cook Road
- Utilities: The property is currently served by public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: Medium-Density Residential
- Zoning Classification: R20 – Medium density single-family residential  
EMA – Environmental Management Area overlay
- Existing Development: Two baseball fields

- Surrounding Development:

North: Single-family detached residential  
East: Vacant, single-family detached residential  
South: Single-family detached residential, child daycare, 7-11 beyond Cook Road/Route 17 intersection  
West: Single-family detached residential, church

- Proposed Development: Addition of lighting and evening use of existing ball fields

### CONSIDERATIONS/CONCLUSIONS

1. This property was the subject of a SUP (UP-417-91) approval, granted by the Board of Supervisors on January 16, 1992 for the addition of a second ball field. Copies of Resolution R92-7 and the associated sketch plan are attached. The second ball field was constructed sometime prior to 1994 without benefit of County site plan approval.
2. Approval conditions mandated by the original SUP included a 20-foot setback from side property lines, a 25-foot setback from the rear property line, a 25-foot setback for all parking facilities, screening for abutting residential properties, use of the facility only during daylight hours, and redevelopment of the existing driveway in accordance with Virginia Department of Transportation (VDOT) commercial entrance standards.

The second ball field was constructed in accordance with the required setback limits. Screening was not installed as required by the SUP conditions. The Cook Road entrance to the facility was reconstructed to VDOT commercial entrance standards during the past year. A proposed approval condition addresses screening of the facility where it abuts residential areas.

3. Parking facilities as shown on the SUP sketch plan were not constructed. A gravel area at the end of the facility's main driveway is currently used for parking. According to County Parks and Recreation Division staff, a minimum of 60 parking spaces per playing field would be required in the case of back-to-back games on each field. A proposed approval condition addresses this need.
4. The SUP amendment request includes installation of stadium-type lighting and use of the facility after dusk. The applicant's lighting plan indicates a total of eight 60- to 70-foot high light posts surrounding the two ball fields. Section 24.1- 260(f) of the Zoning Ordinance allows modifications to full cut-off luminaire requirements "Upon finding that the outdoor luminaire or system of outdoor luminaires required for a baseball, softball, football, soccer or other athletic field cannot reasonably comply with the standard and provide sufficient illumination of the field for its safe use." According to the applicant's plans, lighting intensity ranges between 0.02 and 10.11 foot-candles along the southwestern property line. The closest occupied dwellings, 102 and 106 Cook Road, are located approximately 200 and 300 feet, respectively,

from this property line. Estimated lighting intensity would drop to 0.00 foot-candles within 20 feet of the property line on 102 Cook Road and within 60 feet of the property line on 106 Cook Road.

5. In order to minimize impacts on abutting residential properties, I am recommending approval conditions to require shielded lighting fixtures as shown in the lighting specifications submitted by the applicant (copy attached). Additionally, I am recommending an approval condition that would preclude operation of the facility between the hours of 10:00 P.M. and 8:00 A.M.

#### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered this application at its regular meeting on April 13, 2005. Three adjacent property owners spoke to raise concerns regarding enforcement of hours of operation and assurance of safeguards for wetlands protection. Correspondence was received from one adjacent property owner requesting assurance of litter control on the property. The applicant's representative spoke and emphasized that litter would be picked up following each use of the fields, and lighting limitations would be adhered to. Following the public hearing, the Commission voted 5:0 (Messrs. Davis and Simasek absent) to recommend approval.

#### **COUNTY ADMINISTRATOR'S RECOMMENDATION**

Currently, the County does not have sufficient youth baseball facilities to accommodate the number of patrons desiring to participate. This is one of the factors prompting the Board's plans to construct at least five new baseball fields on Newport News Waterworks property off of Oriana Road. However, the additional fields will not be available for several more years. Installation of lighting on the subject fields would extend daily playing time and help to alleviate current shortages of youth baseball facilities in the County. Therefore, based on the considerations outlined above, I recommend that the Board approve this application. This can be accomplished through the adoption of proposed Resolution No. R05-82.

Carter/3337:AMP

#### **Attachments:**

- Excerpt from Planning Commission minutes, April 13, 2005
- Zoning Map
- Applicant's existing conditions plan
- MUSCO, Inc. illumination summary
- Lighting plan foot-candle detail
- BOS Resolution R92-7
- UP-417-91 sketch plan
- Proposed Resolution No. R05-82

Excerpts  
Planning Commission Minutes  
April 13, 2005

**Application No. UP-656-05, York County Little League:** Request for an amendment to a Special Use Permit (UP-417-91), pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for the addition of a second baseball field at Zook Field, located at 110 Cook Road and further identified as Assessor's Parcel No. 24-40D. The amendment requests the addition of stadium-type lighting for the existing ball fields and the use of the fields after dusk. The property, located at the northeast quadrant of the intersection of Cook Road (Route 704) and George Washington Memorial Highway (Route 17), is zoned R20 (Medium-density Single-family Residential) and is designated for Medium-Density Residential development in the Comprehensive Plan.

**Ms. Amy Parker**, Senior Planner, presented a summary of the staff report dated April 5, 2005, in which the staff recommended approval. She displayed graphics indicating the subject site in relation to Cook Road and its environs.

**Mr. Ptasznik** noted that parking facilities are still not in place from a previously approved use permit (UP-417-91, Resolution R92-7) and inquired if that constituted a violation. **Ms. Parker** said the applicant is in violation of the previous use permit, and parking requirements under current zoning regulations were addressed in approval conditions. Approval of the subject application would require the applicant to submit a site plan that would have to be implemented before the requested lights could be installed.

**Mr. Ptasznik** inquired about fencing the ball fields and **Ms. Parker** stated the existing fence is 4 feet high and conditions of the proposed resolution require one 8-foot-high opaque fence to surround both fields. She said it should provide adequate screening and assist in eliminating transfer of trash from either side to the other.

**Mr. Hamilton** inquired whether the lights would shut off automatically at 10:00 PM, and **Ms. Parker** said the applicant has not indicated if there is an automatic device to shut them off. **Mr. Hamilton** asked if the proposed lights would illuminate the entrance to the ball fields from Cook Road, and **Ms. Parker** said the current proposal was for lights on the ball fields only.

**Mr. Hamilton** inquired whether the parking lot would be covered in asphalt. **Ms. Parker** said the applicants could request a waiver from paving requirements because of the existence of wetlands in the rear section of the lot.

The Vice Chair opened the public hearing.

**Ms. Margaret Green**, 1919 Old Hampton Highway, voiced concerns including how to ensure the fields and lights are used as intended. She recommended that the approval state that the fields were to be used for baseball only, the exact months they could be used, and a stronger condition requiring the lights to be off by 10 PM, and for the County to ensure that happens. She said trees have been removed in the last couple years, altering the topography, which she felt was a serious issue that

should be addressed from an environmental protection standpoint. **Ms. Green** was not aware of County mosquito control on the portions of the ball field that retain water. She also noted the absence of a County noise ordinance. She requested that the County enforce its existing ordinances.

**Mr. Wayne Barlow**, Vice President of Junior Baseball, York County Little League, 104 Emerald Court, explained the lights were needed at both ball fields because presently only one lighted field - at Dare Elementary School - is available for practices and games for the 8-to-12-year-old division. The need for additional practice times and game fields has resulted in the application, he said. **Mr. Barlow** guaranteed the lights would be extinguished before 10 PM, the League would pick up and dispose of their own trash, and would not disturb the wetlands behind the fields. He said the Little League would obtain all necessary permits and honor all of the conditions contained in a resolution of approval. Responding to an earlier question about the cost of the lights, he said to light both of the subject fields would cost \$80,000.

**Mr. Ptasznik** asked if the League might rent out the facilities or otherwise allow others to use them, to which **Mr. Barlow** replied there would be nothing there except baseball.

**Mr. Staton** mentioned the costs associated with the fencing and parking improvements and asked if the estimated \$80,000 covers any of those costs; **Mr. Barlow** responded that figure is the estimate for the lights only, and added that because of wetlands it appears a gravel parking area is preferable so costs associated with paved parking area may not be a problem. He said he would like to have the parking area complete before the lights are installed, but in any case the field will not be used until the lights have been installed. **Ms. Conner** recommended parking area completion before the fencing and lights are installed.

**Mr. Staton** cited a letter written to the Commission from an adjacent property owner and neighbor, to-wit:

*24 Jan 05*

*Mrs. Parker: These are my comments concerning the applicant.*

*The stadium-type lighting for the Zook Field is the issue but the main issue is the maintenance of the 7.03 acres of land (Zook Field).*

*Due to the lack of concern for the property located at (102 Cook Road), which has been trashed for 36 years, falls on the Board members of the York County Little League.*

*Before the York County Little League "lights up" Zook Field, they need to "Clean it up," including the property located at (102 Cook Road). The members of the Board should do the right thing. Zook Field is for and about the kids (including their own) in the county.*

*The property located at (102 Cook Road) has had the hardship for 36 years; the next 36 years are on you Board members. Take care of it, please.*

*Rose R. Richardson  
102 Cook Road  
Yorktown, VA 23690*

**Mr. Staton** inquired if the League was aware of its players being on the property at times other than scheduled practices and games who might generate trash on neighbors' property, or if other young people are on the property at such times. **Mr. Barlow** said the League is aware of vandalism and is not sure if the trash is from the League or its players. He said in his five years using Zook Field, the trash is always picked up before leaving the field and left at a specified location where BFI collects the trash.

**Mr. Vincent Anania**, 1901 Old York Hampton Highway, said he lives directly behind Zook Field near the wetlands. **Mr. Anania** was opposed to any destruction of the wetlands such as disturbing wetlands to provide more parking.

**Mr. James Hensley**, 1823 Old York Hampton Highway, said the noise was a bigger problem for him than the proposed lights. Also, he and a close neighbor have a problem with people cutting through their property during the day and he thought the entire fields should be properly fenced. He said the existing fence is broken in many places.

Discussion followed about the location of Mr. Hensley's property and that of his neighbor, where the neighbor keeps his horses, and where the fence line should be.

**Mr. Barlow** added that "older kids" cut through, mostly after hours. **Mr. Hensley** said all ages of young people cut through his property, including during Little League games.

**Mr. Staton** thought it regrettable that this field is in the midst of a residential area, but given the County's desperate need of additional recreation facilities, he would support approval.

**Mr. Barba** commended Mr. Barlow for his services to the Little League said he would support approval.

**Mr. Hamilton** voiced his support.

**Mr. Ptasznik** believed the County needed the subject ball fields and also thought recreation fields in residential areas was an advantage that allowed the County's young people to play close to home.

**Mr. Hamilton** moved adoption of proposed Resolution No. PC05-5.

Resolution No. PC05-5

On motion of Mr. Hamilton, which carried 5:0 (Messrs. Davis and Simasek absent), the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO SPECIAL USE PERMIT UP-417-91 TO AUTHORIZE THE ADDITION OF STADIUM-TYPE LIGHTING FIXTURES AND USE OF EXISTING BASEBALL FACILITIES AFTER DUSK LOCATED AT 110 COOK ROAD

WHEREAS, the York County Little League has submitted Application No. UP-656-05, which requests to amend the conditions of Special Use Permit UP-417-91, pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for installation of a second baseball field at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D, by permitting the installation of stadium-type lighting facilities and use of the existing baseball facility after dusk; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 13th day of April, 2005 the Application No. UP-656-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize amendment of Special Use Permit UP-417-91 to permit installation of stadium-type lighting and use of the existing baseball facility after dusk located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D; subject to the following conditions:

1. This approval shall authorize amendment of Special Use Permit UP-417-91 to permit installation of stadium-type lighting and use of the existing baseball facility after dusk located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, except as modified herein or as may be necessary to comply with site plan review requirements, shall be submitted to and approved by the County prior to the installation of any lighting facilities or site disturbance.
3. No facilities installed subsequent to the date of this resolution, with the exception of light posts, shall be located within twenty (20) feet to any side property line nor within twenty-five (25) feet to the rear property line. Parking facilities, including access aisles, shall not be located within 25 feet of any property line.
4. To afford screening for abutting residential uses, eight-foot high opaque fencing of a type and materials meeting the approval of the Zoning Administrator shall be installed bordering the entire southwest property line exclusive of the access drive area. Fencing shall be

supplemented, in areas unencumbered by existing structures, with a row of evergreen trees having a planting size no less than 6 feet in height and spaced no less than 20 feet on center. Evergreen shrubs having a mature height of no less than four feet and spaced no less than 15 feet on center shall be installed parallel to each side of the existing main driveway leading to the ball fields. Side yards shall meet landscape requirements set forth in Section 24.1-242(h) of the Zoning Ordinance, except that all shrub credit requirements shall be met with evergreen plantings.

5. Use of the facility (including lighting) shall be limited to the hours between 8:00 A.M. and 10:00 P.M.
6. Minimum parking requirements shall be 60 spaces per ball field.
7. Portable rest room facilities shall be provided in accordance with County Health Department regulations.
8. Stadium-type lighting shall be MUSCO Light Structure Green hooded fixtures or their equivalent. Stadium-type lighting shall be installed in accordance with illumination summaries prepared by Musco Lighting, dated April 4, 2005, and received by the Planning Division on April 5, 2005, and which is made a part of this Resolution by reference. All other lighting fixtures shall use full cut-off luminaires installed at 90 degrees to ground level to prevent off-site glare.
9. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

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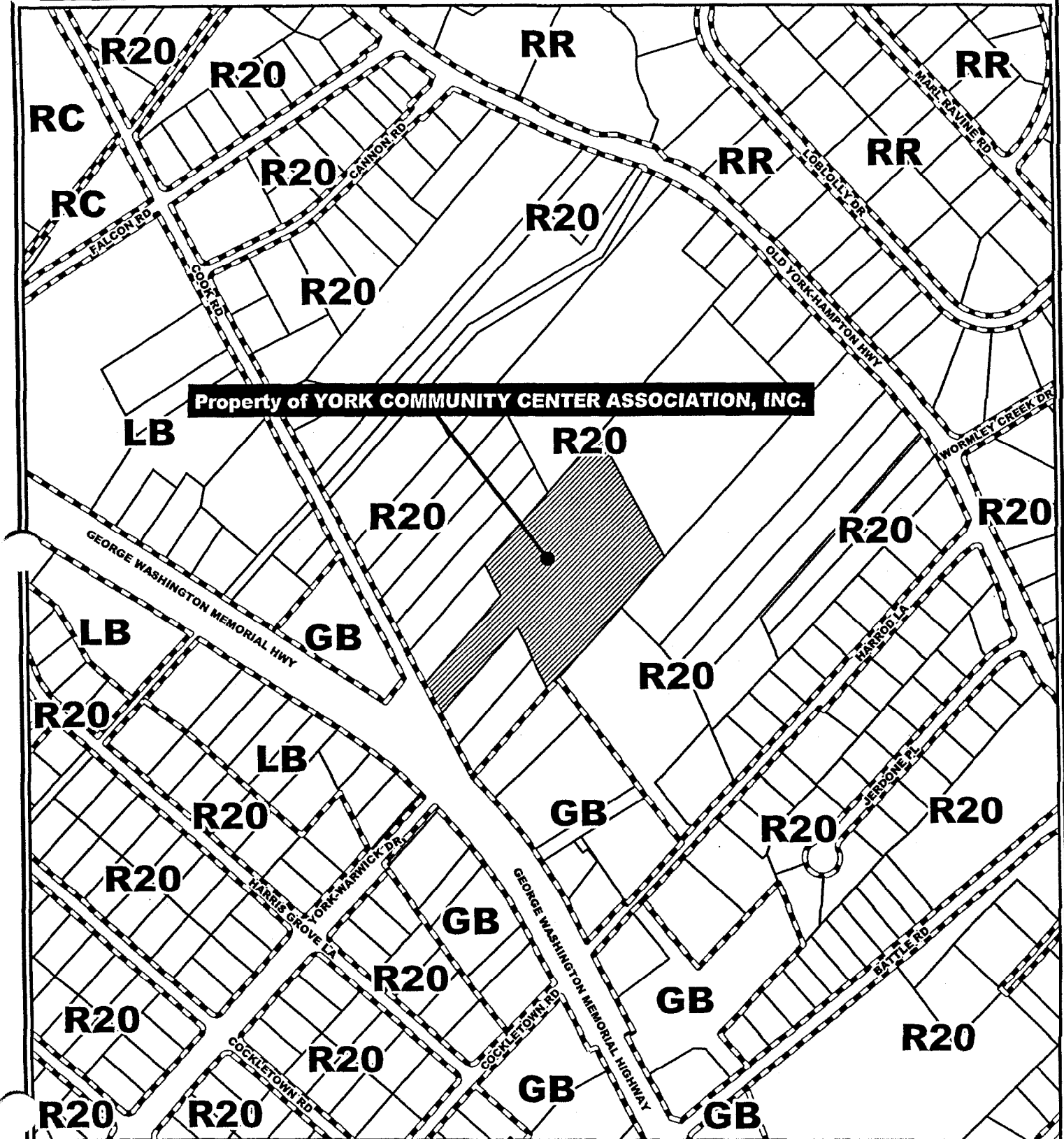
**APPLICANT**

**York County Little League**

To authorize eight 60-foot high stadium type light poles  
110 COOK RD

**ZONING MAP**

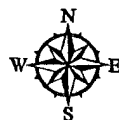
**APPLICATION NUMBER:** UP-656-05



\* = Conditional Zoning

0 225 450 900 Feet

Printed on January 19, 2005



**LIBRARY TILE NUMBER:**

**Lr010**

**SOURCE:** YORK COUNTY  
GIS PARCEL DATA and  
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.  
This map should be used for  
information purposes only. It is  
not suitable for detailed site planning.



S 19°44'30" E 468.18'

S 56° 12' 15" E 107.145'

PARCEL "B" 9.000' ACRES

N 19°44'30" E 118.10'

N 19°44'30" E 238.40'

COOK ROAD  
OLD U.S. ROUTE 17



NOTES: PROPERTY SHOWN HEREON IS LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF YORK, VIRGINIA. THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY. THE PROPERTY IS NOT SUBJECT TO ANY TAXES OR FEES. THE PROPERTY IS NOT SUBJECT TO ANY OTHER LEGAL INTERESTS.

**PARCELS "A" & "B"**  
MAP OF TWO PARCELS OF GROUND  
COUNTY OF YORK, VIRGINIA  
(Map Sheet 7, Page 14)  
Scale: 1" = 60'  
Date: 10/7/2011  
Drawn: J. L. JONES  
Checked: J. L. JONES  
Title: 1111-1111  
Job No: 1111-1111  
Client: 1111-1111  
Contract: 1111-1111  
Project: 1111-1111  
Sheet: 1 of 1



GUARANTEED PERFORMANCE

## ILLUMINATION SUMMARY

### spill

York County Little League  
Newport News, VA

### spill

- Grid Spacing = 30.0'
- Values given at 3.0' above grade

- Luminaire Type: 1500W LSG
- Rated Lamp Life: 5000 hours
- Avg Lumens/Lamp: 134,000

### CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

Statistical

No. of Target Points: 71  
Average: 2.083  
Maximum: 14.93  
Minimum: 0.00

Average Lamp Tilt Factor: 1.000  
Number of Luminaires: 31  
Avg KWh Consumption over 5000 hours: 48.36

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

**Field Measurements:** Averages shall be +/-10% in accordance with IESNA RP-8-01. Individual measurements may vary from computer predictions.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet of design locations.

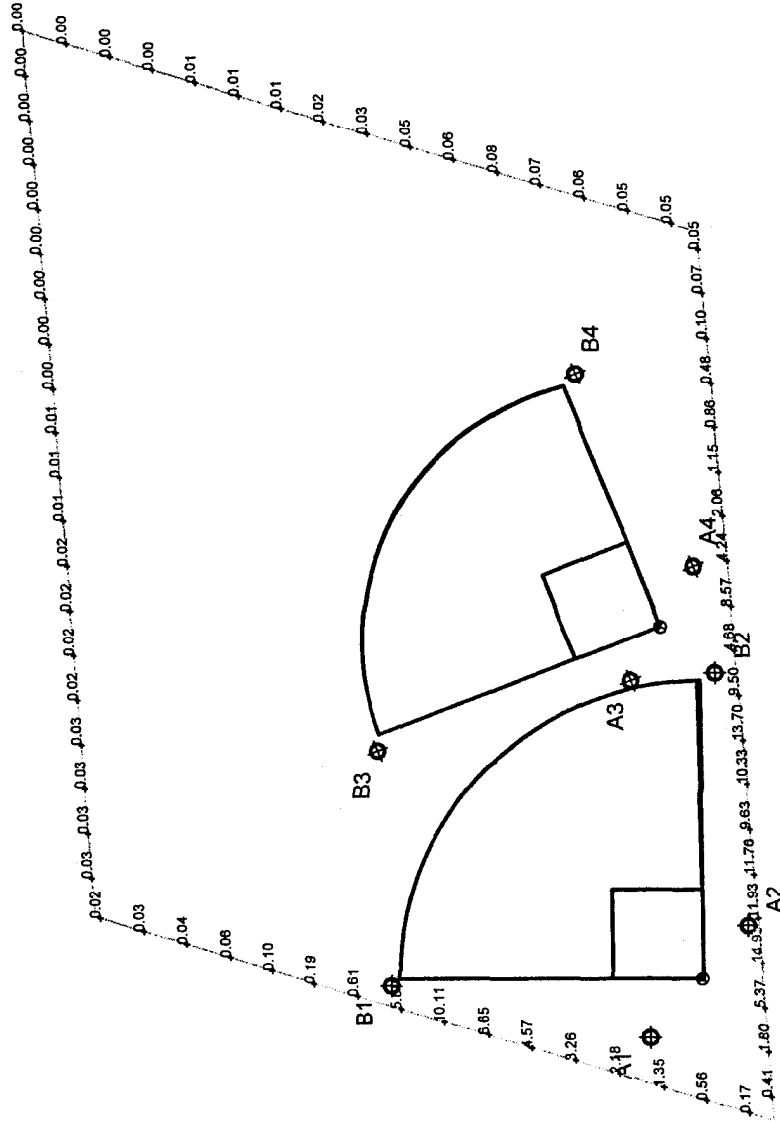
By: C Hoy Date: 04-Apr-05

File #: 107855LL

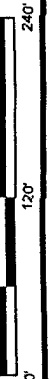
Pole location(s) dimensions are relative to 0,0 reference point(s)

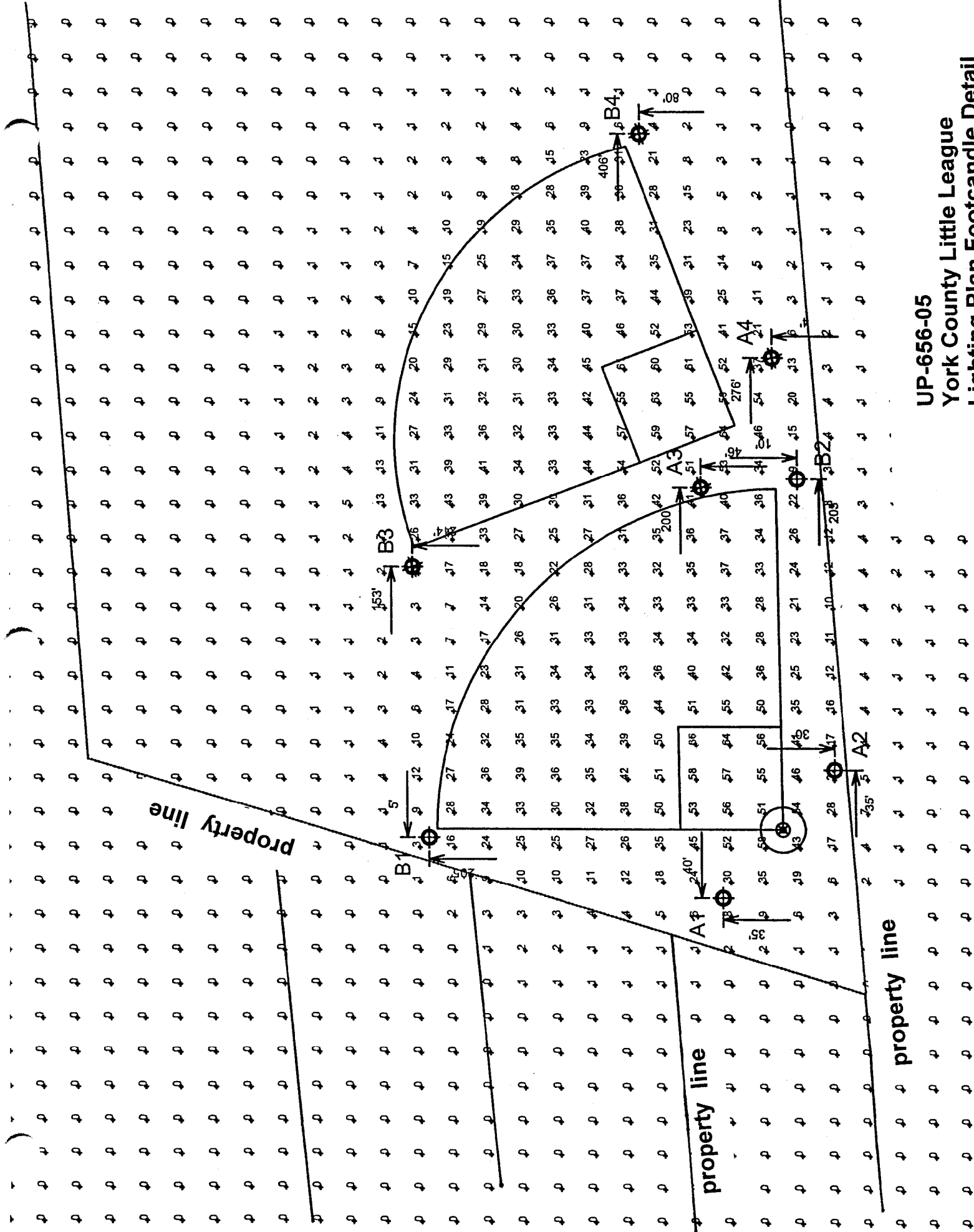
Print Date (04/Apr/2005) & Time (13:34)

EQUIPMENT LIST FOR AREAS SHOWN					
Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	OTHER
					THIS GRID
4	A1-A4	60"	-	1500W/MZ	3 3 0
2	B1-B2	70"	-	1500W/MZ	5 5 0
1	B3	60"	-	1500W/MZ	5 5 0
1	B4	60"	-	1500W/MZ	4 4 0
8	TOTALS				
					31 31 0



SCALE IN FEET 1 : 120





UP-656-05  
York County Little League  
Pitching Diamond Footcandle Detail

BOARD OF SUPERVISORS  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Courts and Board Room, York County Courts and Office Center, Yorktown, Virginia, on the 16th day of January, 1992:

Present

Vote

Jere M. Mills, Chairman	Yea
James W. Funk, Vice Chairman	Yea
Mary F. Sinclair	Yea
Dennis F. Gardner	Yea
Paul W. Garman	Yea

On motion of Mr. Garman, which carried 5:0, the following resolution was adopted:

A RESOLUTION TO APPROVE AN APPLICATION TO ESTABLISH A SECOND BASEBALL FIELD ON PROPERTY LOCATED ON THE EAST SIDE OF COOK ROAD (ROUTE 704) AND GENERALLY KNOWN AS ZOOK FIELD

WHEREAS, York County Little League, Inc. has submitted Application No. UP-417-91 which requests a use permit, pursuant to the terms of Sections 24-97 (Category 7, No. 8) and 24-173(a) of the York County Zoning Ordinance to authorize the establishment of a second baseball field on property located on the east side of Cook Road (Route 704) approximately 225 feet north of the intersection of Cook Road and George Washington Memorial Highway (Route 17), generally known as Zook Field, and further identified as Assessor's Parcel Nos. 24-40D and 24-40E on the York County tax maps; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Commission has recommended approval of this application; and

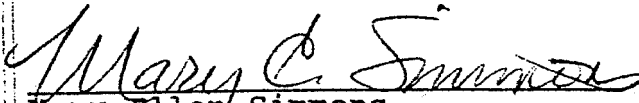
WHEREAS, the Board has carefully considered the recommendation of the Commission and has conducted a duly advertised public hearing in accordance with application procedure;

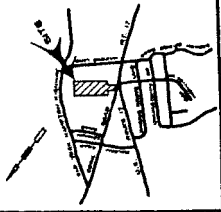
NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the 16th day of January, 1992, that Application No. UP-417-91 be, and it hereby is, approved subject to the following conditions:

1. This use permit shall authorize the establishment and expansion of a youth athletic and recreational facility to include two (2) Little League baseball fields on property identified as Assessor's Parcel Nos. 20-40D and 20-40E on the York County tax maps.
2. A site plan prepared in accordance with Article V of the York County Zoning Ordinance must be submitted to and approved by the County prior to commencing work on the property. Said plan shall be in general accordance with the sketch plan entitled "Conceptual Layout of a Youth Athletic Complex for the York County Little League Organization" prepared by Davis and Associates, dated December 1, 1987, and revised October 28, 1991. Substantial deviation, as determined by the Zoning Administrator, shall require review and approval in the same manner then in effect for new applications.
3. The facilities or structures developed or placed on the subject properties shall be no closer than twenty (20) feet to any side property line and twenty-five (25) feet to the rear property line, except that all parking and loading facilities shall be located no closer than twenty-five (25) feet from any property line. All facilities, structures, and parking shall be effectively screened from view from any residential properties by densely planted landscaping supplemented, if determined necessary by the Zoning Administrator in order to achieve the appropriate degree of buffering, by wooden or masonry fencing.
4. None of the facilities, either existing or proposed, depicted on the above-referenced sketch plan shall be developed for use at night and no athletic activities shall be permitted between dusk and dawn on the property.
5. The property owner shall be responsible for obtaining all necessary permits and approvals for development prior to commencing any land disturbing activities on the property. This shall specifically include approval of a commercial entrance design by the Virginia Department of Transportation.

6. A minimum of two portable rest room facilities shall be provided on the property for the use of participants and spectators during the hours of operation of the facilities by sanctioned groups and/or activities.

A Copy Teste:

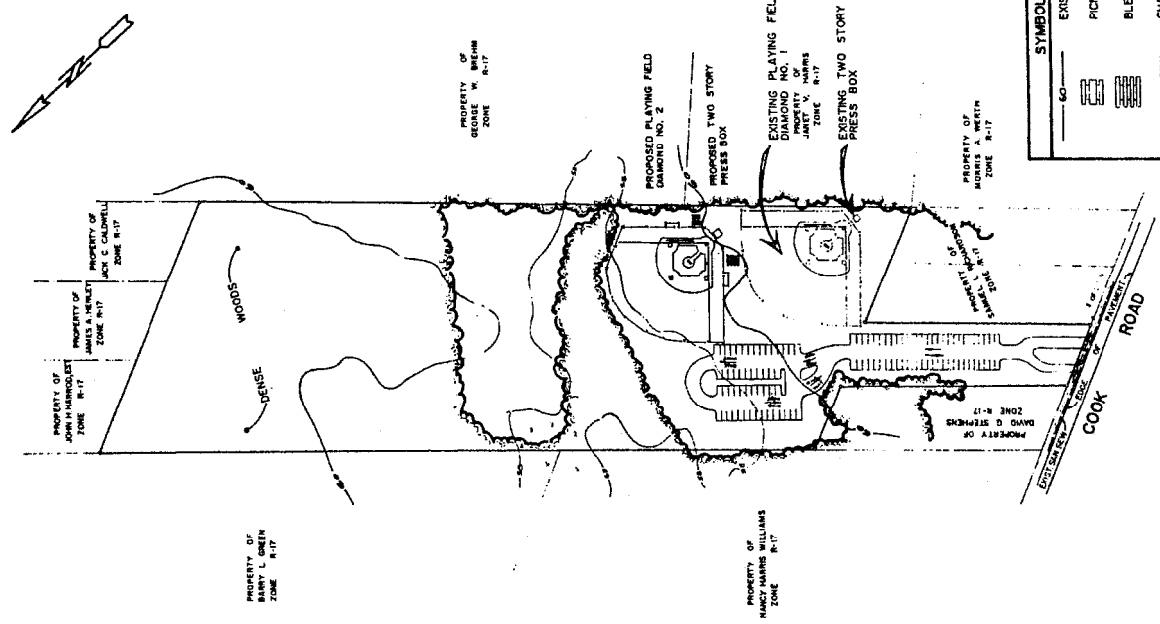
  
Mary Ellen Simmons  
Deputy Clerk



VICINITY MAP  
SCALE: 1" = 200'

USE PERMIT  
APPROVED  
DATE: 10/16/12  
BY: [Signature]  
YORK COUNTY PLANNING DEPARTMENT

NOTE: U.S. Army Corps of Engineers Project # 20-6546  
FIELD INSPECTION DETERMINED THAT NO PERMIT IS REQUIRED



**SYMBOLS**

60'	EXISTING CONTOURS
[Symbol]	PICNIC TABLES
[Symbol]	BLEACHERS
[Symbol]	CHAIN LINK FENCE
[Symbol]	WOODS LINE

# CONCEPTUAL LAYOUT OF A YOUTH ATHLETIC COMPLEX FOR THE YORK COUNTY LITTLE LEAGUE ORGANIZATION COUNTY OF YORK, VIRGINIA

SCALE: 1" = 100'  
DATE: 1 DEC. 1987  
REVISED: 15 MAR. 1991  
REVISED: 26 OCT. 1991

DAVIS & ASSOCIATES  
LAND SURVEYOR - PLANNER  
4033 GEORGE WASHINGTON  
MEMORIAL HIGHWAY  
GRAFTON, VIRGINIA 23692

## STATISTICAL INFORMATION

1. PROPERTY IS ZONED: R-17 (TAX MAP 24-1; PARCELS 400 & 401).
2. USE PERMIT IS REQUIRED PER YORK COUNTY ZONING ORDINANCE.
3. LOT AREA: 13.2 ACRES (ASSESSORS MAP).
4. PARKING SPACES PROVIDED: 105 SPACES.
5. ALL IMPROVEMENTS TO CONFORM TO YORK COUNTY STANDARDS & SPECIFICATIONS.
6. ANY PART OF WAY IMPROVEMENTS TO CONFORM TO VDOT STANDARDS & SPECIFICATIONS.
7. CITY WATER AVAILABLE TO SITE PROVIDED BY NEWPORT NEWS WATER WORKS.
8. PUBLIC SEWER AVAILABLE TO SITE PROVIDED BY YORK COUNTY.
9. SITE IS GENERALLY WOODED. CLEARING TO CONSTRUCT PLAY FIELDS IS NECESSARY. AS CLOSE TO NATURAL STATE AS POSSIBLE.
10. PRESENT PROPERTY OWNERS: YORK COUNTY COMMUNITY CENTER.